



GIBBINS RICHARDS ▲

Vale View, 14 Comeytrove Lane, Taunton TA1 5PA
Offers in Excess of £425,000

GIBBINS RICHARDS ▲
Making home moves happen

A well appointed detached Edwardian home set in secluded gardens in a sought after area within easy reach of local facilities. The accommodation consists of; welcoming hall, south facing sitting room, separate dining room, kitchen, conservatory, utility room and cloakroom to the ground floor. To the first floor is three double bedrooms and bathroom with separate shower. Mature gardens, ample off road parking and detached garage. Potential to extend (subject to necessary planning consents).

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: E

This handsome Edwardian detached home enjoys a slightly elevated position and boasts attractive views from the first floor towards the picturesque Blackdown Hills. Facilities are close to hand within Galmington to include popular primary school, shopping parade, public house and community centre, whilst The Castle secondary school is within comfortable walking distance. The town centre itself is approximately one mile distance and boasts a wide and comprehensive range of shopping and leisure facilities together with the M5 and intercity railway access.

ATTRACTIVE DETACHED EDWARDIAN HOME
SOUGHT AFTER LOCATION
SET IN MATURE PRIVATE GARDENS
2 GOOD SIZE RECEPTIONS
CONSERVATORY
KITCHEN AND UTILITY
3 DOUBLE BEDROOMS
BATHROOM WITH SEPARATE SHOWER
AMPLE OFF ROAD PARKING AND GARAGE
OIL FIRED CENTRAL HEATING

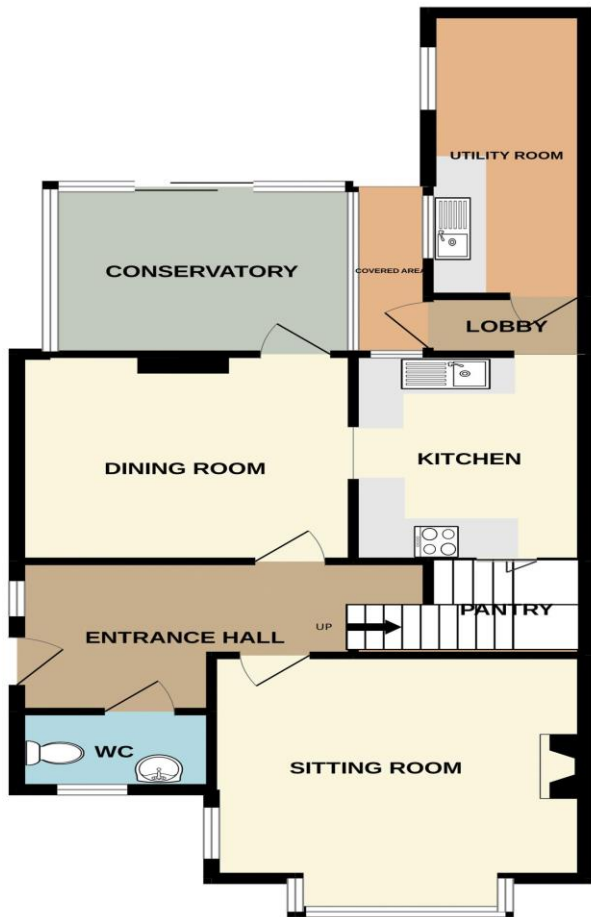




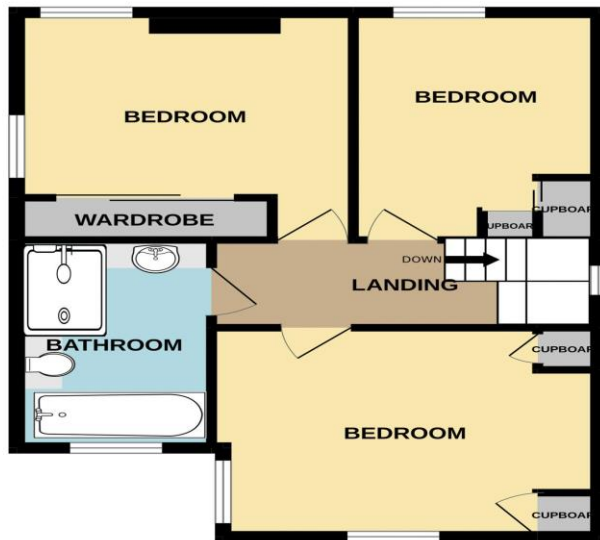
Entrance Hall Cloakroom	With mat section, feature archway and stairs to first floor. 7' 0" x 4' 1" (2.13m x 1.24m) WC and wash basin.
Sitting Room	13' 6" x 13' 5" (4.11m x 4.09m) Walk-in bay window, fireplace surround, two radiators and ceiling rose.
Dining Room	12' 0" x 10' 11" (3.65m x 3.32m) Radiator, double glazed window, laminate flooring and ceiling rose. Arch to;
Kitchen	10' 11" x 8' 4" (3.32m x 2.54m) Incorporating a built-in Bosch hob and double oven, plumbing for dishwasher unit, oil fired central heating boiler and walk-in pantry.
Lobby	Door to outside.
Utility Room	14' 11" x 5' 7" (4.54m x 1.70m) Providing ample storage space with plumbing for washing machine and sink unit.
Conservatory	From dining room access to; 10' 10" x 8' 10" (3.30m x 2.69m) Tiled flooring and access to rear garden.
First Floor Landing	
Bedroom 1	13' 10" x 11' 0" (4.21m x 3.35m) Fitted wardrobes, storage and overbed storage. Attractive views towards the Blackdown hills.
Bedroom 2	12' 0" x 11' 11" (3.65m x 3.63m) Built-in wardrobe unit and dual aspect double glazed windows.
Bedroom 3	11' 11" x 8' 9" (3.63m x 2.66m) With airing cupboard, recessed shelved storage cupboard, access to loft space via pull down ladder.
Bathroom	10' 11" x 7' 0" (3.32m x 2.13m) Panelled bath, wc and separate double shower enclosure as well as a vanity wash hand basin.
Outside	To the front of the property there is a long independent driveway whilst the front garden itself comprises of ornamental patio, various shrubs, plants and borders and more mature trees and hedgerow providing a good degree of privacy. Wrought iron gates lead to a further driveway to a detached garage, courtyard and patio area with grapevine archway to a further garden area with large ornamental pond with pump and filter, wood store and timber shed. Access to a pathway to a aluminium greenhouse and mature wooded area. The garden contains a high degree of privacy.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

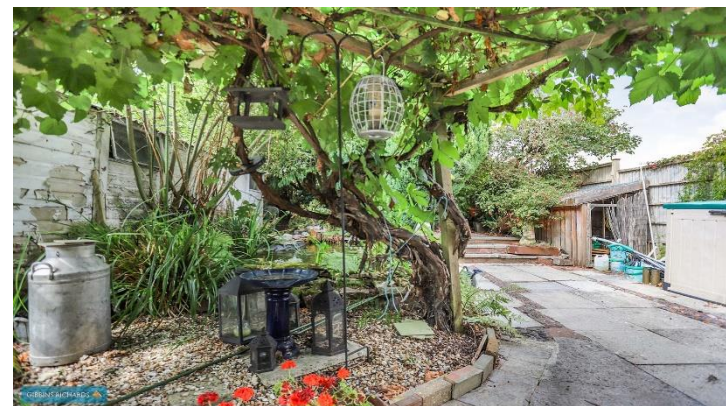
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828

Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk